



November 13, 2013

Item No. 9

AUTHORIZATION TO ENTER INTO A CONTRACT WITH HOLABIRD & ROOT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR A FIRM FIXED PRICE IN THE AMOUNT OF \$1,107,230 FOR THE RENOVATION OF THE FANNIE EMANUEL SENIOR APARTMENTS

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer ("CEO") or his designee to enter into a contract with Holabird & Root for architectural and engineering services for a firm fixed price in the amount of \$1,107,230 for the renovation of the Fannie Emanuel Senior Apartments. The contract duration will be from design development through the construction close-out phase and the warranty period, which is expected to be completed by 2nd Quarter 2016.

The Acting Chief Development Officer, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this procurement and recommend the approval of this item accordingly.

CORPORATE GOAL #1: Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop vibrant, complete communities.

CORPORATE GOAL #2: Ensure that CHA's housing portfolio is safe, decent and sustainable.

The proposed program supports CHA's corporate goals to rehabilitate and maintain family, senior and nonresidential CHA property and bring back up to 181 currently vacant senior units.

FUNDING CHA General Fund

SOLICITATION SUMMARY

Vendor: Holabird & Root
140 South Dearborn Street
Chicago, Illinois 60603

Solicitation Release Date: 02/22/13
Days Advertised: 02/22/13 and 02/25/13
Addendum(s): 03/07/13, 05/16/13, 07/23/13, 09/20/13
Pre-Proposal Meeting: 02/27/13
Solicitation Due Date: 03/15/13

Publication(s): Chicago Sun-Times,
Chicago Defender, Extra Newspaper,
BuySpeed, CHA website

Notification to Assist Agencies: 66
Number of Vendors Solicited: 751

Base Contract Amount: \$1,107,230 Firm Fixed Price
Base Contract Period: December 2013–2nd Qtr. 2016

Number of Pickups: 54
Respondents: 15

M/W/DBE Participation

MBE 29.4% WBE 9.4% DBE 0.0%

Waiver: No

Section 3

Hiring 1 (#) Subcontracting \$36,000.00 (\$) Other Economic Opportunities _____ (\$)

General Background

The Chicago Housing Authority (“CHA”) issued a Request For Proposals (RFP) for Architectural and Engineering services for the renovation of a CHA-owned high-rise senior building located at 3916 West Washington Boulevard. The Fannie Emanuel Senior Apartments building is located in the Garfield Park community area and was constructed in 1962.

The Department of Procurement and Contracts received proposals from architectural firms for design and construction oversight services related to the renovation of the 20 story, 181- unit vacant senior building located at 3916 West Washington Boulevard.

The Design and Construction services include but are not limited to:

- Property Inspection / Due Diligence services
- Architectural Design Services
- MEP/Civil Engineering
- Forensic Architectural and Engineering Services, Studies, Investigations and Reports
- Price and Cost Analysis
- Elevator Design and Rehabilitation
- Sustainability/LEED Design
- Landscape Architecture
- Construction Cost Estimates
- Permit Coordination
- Interior Space Planning and Interior Architecture
- Fire Protection/Security Systems
- Site Planning
- ADA/ Accessibility Requirements
- Land/Plat Surveying
- Bidding and Award
- Construction Administration
- Project Close-out and Post Completion Warranty

The Acting Chief Development Officer concurs with the recommendation to authorize entering into a contract in an amount of \$1,107,230 with Holabird & Root for architectural and engineering services for the renovation of the Fannie Emanuel Senior Apartments to cover design development through the construction close-out phase and the warranty period, which is expected to be completed by 2nd Quarter 2016.

The CEO/President recommends entering into a contract with Holabird & Root to provide architectural and engineering services for the renovation of the Fannie Emanuel Senior Apartments in an amount of \$1,107,230.

RESOLUTION NO. 2013-CHA-102

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 13, 2013 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH HOLABIRD & ROOT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR A FIRM FIXED PRICE IN THE AMOUNT OF \$1,107,230 FOR THE RENOVATION OF THE FANNIE EMANUEL SENIOR APARTMENTS"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Holabird & Root for architectural and engineering services for a firm fixed price in the amount of \$1,107,230 for the renovation of the Fannie Emanuel Senior Apartments.

This award is subject to the Contractor's Compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.



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